

05 MAY 12 PM 3:17

MT-69010 TM



Vol M05 Page 34401

State of Oregon, County of Klamath  
Recorded 05/12/05 3:17 p m  
Vol M05 Pg 34401  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESER

After recording return to:  
VISHAL RANA

10023 MCGUIRE AVENUE  
KLAMATH FALLS, OR 97603

Until a change is requested all  
tax statements shall be sent to  
The following address:

VISHAL RANA  
10023 MCGUIRE AVENUE  
KLAMATH FALLS, OR 97603

Escrow No. MT69010-TM

### STATUTORY WARRANTY DEED

**JAMES A. BOYD and CHARLENE K. BOYD, who acquired title as CHARLEEN K. BOYD, as tenants by the entirety, Grantor(s) hereby convey and warrant to VISHAL RANA and NIDHI RANA, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:**

UNIT 10023, FALCON HEIGHTS CONDOMINIUM STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-70052-000

Key No: 887732

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$113,500.00.**

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 11 day of May, 2005

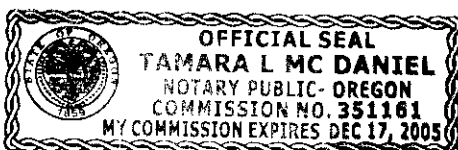
James A. Boyd  
JAMES A. BOYD  
Charlene K. Boyd  
CHARLENE K. BOYD

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 11, 2005 by JAMES A. BOYD and CHARLENE K. BOYD.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



2100 am